[illegible] Partner

[illegible] of Nixon's San Clemente Deal

His A[illegible] Rele[illegible] New [illegible]

San Clemente [illegible]

President [illegible] est friend, C. G. [illegible] Rebozo, [illegible] yesterday as the [illegible] partner who joined [illegible] Robert Abplanalp [illegible] $1.2-million [illegible] the bulk of the [illegible] San Clemente p[illegible] 2½ years ago.

Mr. Nixon's [illegible] made the deal [illegible] it an unpre[illegible] they hoped [illegible] rest once [illegible] they called "[illegible] sions and false [illegible] relating to the purchase of the San Clemente property."

Voluminous documents were released, [illegible] what deputy press secretary Gerald L. Warren said [illegible] a complete accounting [illegible] major accounting firm [illegible] pers and Lybrand [illegible] York City.

DEAL

It shows that the Nixons entered into an agreement in December 1970 to sell all but 5.9 acres of their 28[illegible]-acre Pacific Ocean front property to Abplanalp and Rebozo as co-partners in the B & C Investment Co. for $[illegible] Abplanalp later acquired Rebozo's interest.

[illegible] White House had dis[illegible] in May that Mr. Nix[illegible] [illegible]

But the disclosure of Rebozo's partnership in the transaction had been kept secret until now.

FIGURES

The figures in the latest report appeared to be consistent with those released in May, except the White House now says $[illegible] has been spent by Mr. Nixon for

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improvements, furnishings and other costs on his San Clemente estate — compared with the $123,514 reported in May.

A spokesman said the higher figure was the result of the thorough audit by the accounting firm.

The new figure includes $[illegible] for furnishings, $30,[illegible]40 for kitchen remodeling, $[illegible] for other remodeling costs, $25,165 for painting, $25,000 for the realtors' commission, $14,950 for the swimming pool and $13,318 for sewer system work.

The documents released gave this account of the complex San Clemente transaction:

On July 15, 1969, the Nixons agreed to buy the house and 26 acres of land from an old-line California family for $1.4 million. On Oct. 13, 1969, they agreed to buy an adjoining 2.9-acre tract for $100,000.

On the larger tract, they paid $400,000 down and executed a $1 million mortgage. On the smaller tract, they paid $20,000 down and got an $80,000 mortgage.

Mr. Nixon made the larger down payment with proceeds of a $450,000 loan from Abplanalp, the millionaire owner of the company which makes most of the nation's aerosol valves.

A year later, he borrowed another $175,000 from Abplanalp to pay the first installment on the $1 million mortgage. This brought his indebtedness to Abplanalp to $625,000.

SALE

On Dec. 1[illegible], 1970, he sold the smaller parcel and 20.1 acres of the larger parcel to the B&C company. Under the deal, the company assumed $560,000 of the amount owed on the larger tract [illegible] $[illegible] owed on the smaller tract and wrote [illegible] the $625,000 in loans made by Abplanalp to [illegible]

[illegible] President [illegible] known as [illegible] Pacifica." It also [illegible] gation of $[illegible] — the unpaid portion of the original $1 million mortgage which had not been assumed by the investment company.

At no time did any cash change hands between Mr. Nixon and the investment company.

PAYMENTS

Since the transaction, Mr. Nixon has paid from his personal funds $[illegible] in interest on the loans from Abplanalp as well as installment and interest totaling about $142,000 on his mortgages.

The accounting firm's report was based on figures of May 31. Since then, presidential aides say, he has made another $37,780 installment payment, leaving him with a balance due of $2[illegible]6,380 to be paid next July 15.

In addition to detailing the San Clemente transaction, the accounting firm's letter gave a breakdown on the President's purchase of two homes in Key Biscayne, Fla. [illegible]

[illegible] mortgage [illegible] public [illegible]

[illegible]

Details of [illegible] tration [illegible] blind the trust [illegible] with all deeds [illegible] gages being [illegible] name of the [illegible] Title Insurance [illegible] Co., and not filed [illegible]

The accountants [illegible] also said that [illegible] had spent $76,[illegible] provements a[illegible] Biscayne [illegible]

In addition, it said, they spent $169,000 for maintenance and operation of both properties in the past four years.

Some of the San Clemente improvements may have been financed from proceeds of the Abplanalp loan, although the report says only that they were paid from "personal funds."

AUDIT

In releasing the documents, Warren said Mr. Nixon had paid for the audit "from his personal funds," but would not say what it cost.

Warren also said [illegible] the President's longtime lawyer friends H. Chapman Rose of Cleveland and Kenneth Cole[illegible] of Philadelphia [illegible] had consulted [illegible] without pay in [illegible] accounting firm [illegible] ing the statement.

(The New York Times reported yesterday that Coopers & Lybrand is the new name of a firm formerly known as Lybrand, Ross Brothers and Montgomery. In 1968 Carl J. Simon, [illegible] general partner, Robert [illegible] Kaiser, a partner, and [illegible]vin S. Fishman, a senior associate, were convicted [illegible] distributing false financial statements and [illegible] fraud growing out of [illegible] false 1962 financial statement of the Con[illegible] Vending Machine [illegible] They were fined a [illegible] $17,000.

(On Dec. [illegible]